

INITIALS _____

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
September 24, 2012

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

Present: Emerick R. Bakaysa, Joanna L. Bilotta-Simeone, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood

Absent: Marion M. Benson, Planning Director

APPOINTMENTS:

ANR- 131, 133, 137 Leominster Shirley Road, 1501 Lancaster Avenue- Plan presented by Jesse Johnson, David Ross Associates. Plan consists of four parcels owned by Padula Brothers. The ANR will combine the four into two by reconfiguring interior lot lines. The ANR will create Lot 3 and Lot 4 consisting of 5 and 14.19 acres respectively. Padula Brothers will continue to own Lot 3 and will sell Lot 4. At this time, Powell Sand and Gravel has expressed an interest in purchasing Lot 4. Plan accepted for review.

ANR- 59 Easter Brook Road- Plan presented by Bovenzi & Donovan on behalf of the Applicant, Easterbrook Nominee Trust. The remaining land of Easterbrook Nominee Trust consists of 93± acres. The ANR will create Parcel 5-1 (13± acres) from the 93 acre parcel, which will be joined with the Lucier property currently consisting of 4.4± acres. Plan accepted for review.

APPROVALS-

Minutes: Ms. Bilotta-Simeone, Motion to approve minutes of September 10, 2012, and MASS PV1 Public Hearing September 10, 2012, Second, Mr. Bodkin Jr., Motion passed.

DECISION: MASS PV1, Chase Road, Special Permit- Chair noted that the Board received a copy of the Decision (attached) in advance of tonight's meeting and asked for any Board comments.

Chair Bakaysa brought particular attention to # 19, 43, and 44 regarding the Conservation Commission.

#42 – added "surveillance cameras shall be mounted so as to monitor the interior of the solar project and no cameras shall be pointed in the direction of neighboring properties".

Ms. Bilotta-Simeone had concerns with the interpretation of the definition of 200 foot buffer under 4.15.4.7.

Mr. Bodkin Jr. moved that a finding be added that the fence is considered part of the structure. Board members decided that #21 was sufficient.

Mr. Bodkin Jr, Motion to approve the Special Permit Decision as read, members Ms. Bilotta-Simeone and Mr. Lockwood requested entertaining of comments from the public.

Mr. Whalen, referred to #28 B., felt that the project did not comply with 4.15.4.7.

Mr. Lockwood, Motion to pass Findings and Directives for MASS PV1, Ms. Bilotta-Simeone, Second, Roll Call Vote, Mr. Lockwood, aye; Mr. Saiia, aye; Mr. Bodkin Jr., aye; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, aye.

COMMITTEE REPORTS:

MJTC- TIP amendments received.

MRPC- No report.

School Reconfiguration Committee- Per previous request from Mr. Bodkin Jr. to Mr. Lockwood, Committee held discussion as to keeping the citizens better informed; possible presentations at beginning of School Committee meetings. The Committee is currently reviewing project manager applications. Committee hopes to narrow down to 3-5 candidates. Interviews projected for first week in October.

PLANNING DIRECTOR'S REPORT/NEW BUSINESS:

DEVELOPMENT STATUS REPORTS:

Asian Imperial, 5 Electric Avenue- Progress reports note windows installed and roof trim in place. Interior partitions and door openings framed. Rough plumbing and electric in process. All work completed to date is approved. Scheduled for completion late October/early November.

Emerald Place at Lake Whalom, 10 Lakefront Avenue- Work continues on villas. 40, 42, 44 and 46 Carousel Lane scheduled to open this week.

Tri Town Landing, Youngs Road- Foundation completed. Finishing installation of water line.

MEETING SCHEDULE:

Due to October 8th being a holiday, the Board will hold a meeting on October 15th and decide at that time whether or not to hold meetings on October 22nd and/or 29th. Mr. Bodkin Jr. will contact Glenn Eaton, MRPC, for a status update.

MEMBER ISSUES: Mr. Lockwood inquired as to Aro Estates submittal status. Mr. Bakaysa responded in hands of Town Counsel. Ms. Bilotta-Simeone inquired if September 10th was the official submittal date – no, as full submittal was not received.

ADJOURNMENT: Motion to adjourn, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr., Adjourned 7:50 PM.